167.0	0003	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,211,300 /	1,211,300
					USE VALUE:	1,211,300 /	1,211,300
					ASSESSED:	1,211,300 /	1,211,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUDDECKE CARSON H/ TRUSTEE	
Owner 2:	LAWRENCE R LUDDECKE FMLY IRRE	
Owner 3:	CAROL LUDDECKE FAMILY IRREV TR	
Street 1:	125 PARK AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	LUDDECKE LAWRENCE R--ETAL -
Owner 2:	LUDDECKE CAROL -
Street 1:	125 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .275 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Clapboard Exterior and 3252 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12000.000	674,400	18,200	518,700	1,211,300
Total Card	0.275	674,400	18,200	518,700	1,211,300
Total Parcel	0.275	674,400	18,200	518,700	1,211,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.45 | /Parcel: 372.45

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 110524

GIS Ref

GIS Ref

Insp Date 05/17/18

!12920!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	674,400	18200	12,000.	518,700	1,211,300		Year end	12/23/2021
2021	104	FV	642,200	18200	12,000.	518,700	1,179,100		Year End Roll	12/10/2020
2020	104	FV	642,200	18200	12,000.	518,700	1,179,100	1,179,100	Year End Roll	12/18/2019
2019	104	FV	496,700	18200	12,000.	518,700	1,033,600	1,033,600	Year End Roll	1/3/2019
2018	104	FV	496,700	18200	12,000.	459,400	974,300	974,300	Year End Roll	12/20/2017
2017	104	FV	465,700	18200	12,000.	385,300	869,200	869,200	Year End Roll	1/3/2017
2016	104	FV	465,700	18200	12,000.	385,300	869,200	869,200	Year End	1/4/2016
2015	104	FV	388,200	18200	12,000.	333,500	739,900	739,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:48:29

LAST REV

Date	Time
06/12/18	14:16:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUDDECKE LAWREN	67784-397		8/10/2016	Convenience	10	No	No		
	18130-550		5/1/1987		315,000	No	No		Y

USER DEFINED

Prior Id # 1:	110524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	CC	Chris C
12/24/2008	Measured	372	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12000		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	518,700	Spl Credit		Total:	518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01256895
Const Adj.:	0.98990101
Adj $ / SQ:	170.398
Other Features:	135000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	828461
Depreciation:	154094
Depreciated Total:	674367

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

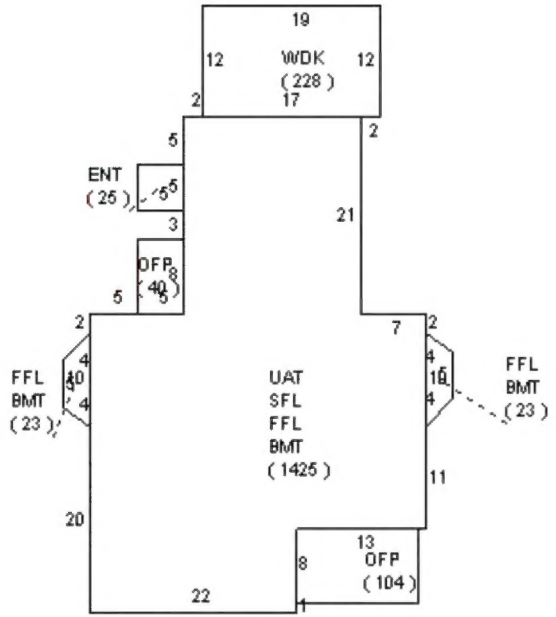
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,471	51.120	75,197
FFL	First Floor	1,471	170.400	250,656
SFL	Second Floor	1,425	170.400	242,818
UAT	Upper Attic	356	119.280	42,493
WDK	Deck	228	10.280	2,344
OFP	Open Porch	144	27.680	3,985
ENT	ENTRY	25	26.130	653
	Net Sketched Area:	5,120	Total:	618,146
Size Ad	2896	Gross Area	6189	FinArea 3252

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.44
Special Features:	0	Val/Su Net:	131.72
Final Total:	674400	Val/Su SzAd	232.87

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
16	Shop W/Loft	D	Y	1	18X24	A	GD	1960	28.06	T	30	104			8,500			8,500
16	Shop W/Loft	A	Y	1	20X26	A	GD	1960	26.74	T	30	104			9,700			9,700
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:	18,200	Total Special Featues:		Total:	18,200